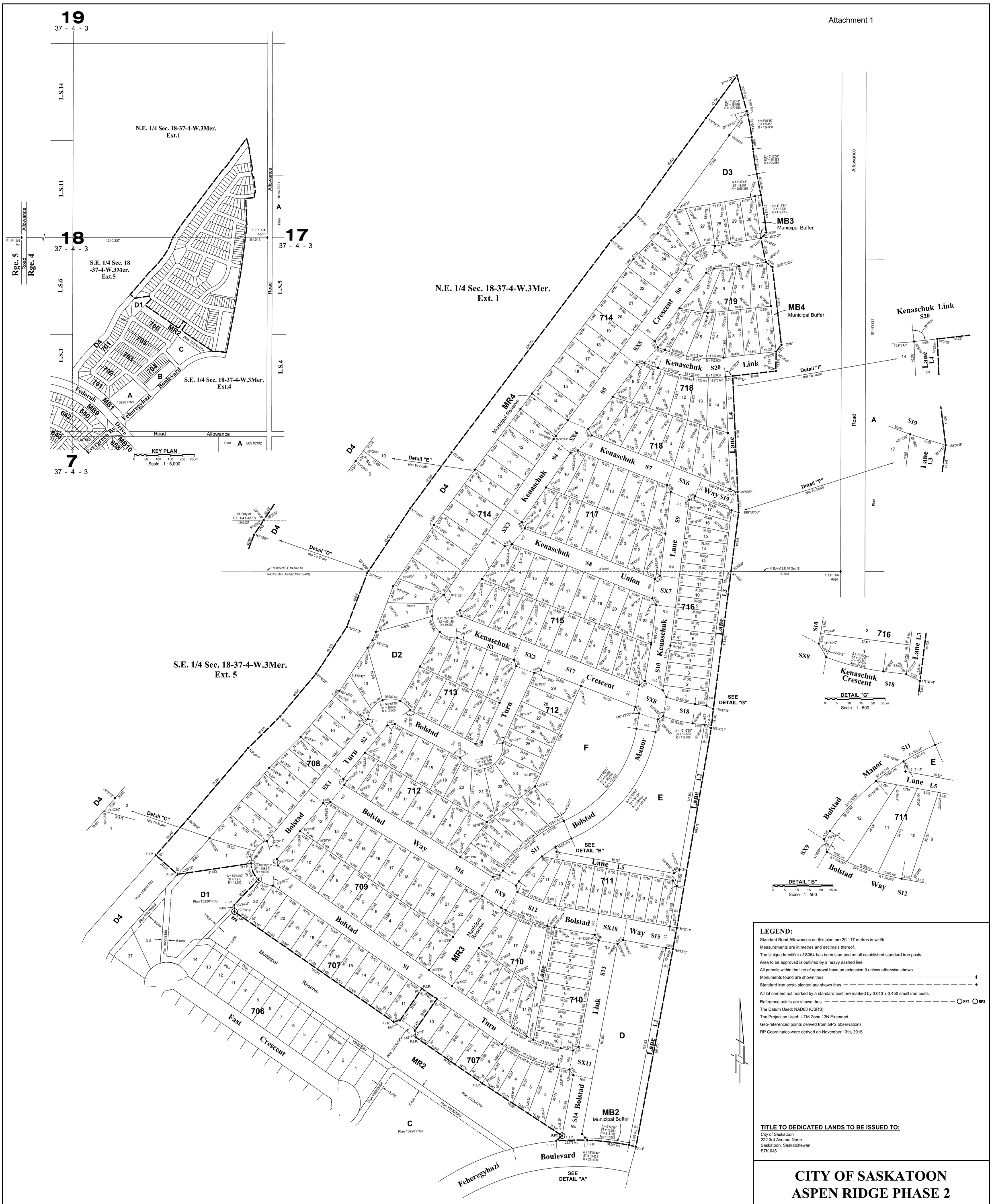
PPS #102207912
Approved: 05-Jan-2016

Attachment 1




## LEGEND:

Standard Road Allowances on this plan are 20.117 metres in width.

Measurements are in metres and decimals thereof.

The Unique Identifier of S064 has been stamped on all established standard iron posts.

Area to be approved is outlined by a heavy dashed line.

All parcels within the line of approval have an extension 0 unless otherwise shown.

Monuments found are shown thus

Standard iron posts planted are shown thus

All lot corners not marked by a standard post are marked by 0.013 x 0.450 small iron posts.

Reference points are shown thus RP1 RP2

The Datum Used: NAD83 (CSRS)

The Projection Used: UTM Zone 13N Extended

Geo-referenced points derived from GPS observations

RP Coordinates were derived on November 13th, 2015

**TITLE TO DEDICATED LANDS TO BE ISSUED TO:**

City of Saskatoon
222 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5

# CITY OF SASKATOON
# ASPEN RIDGE PHASE 2

Plan of Survey

Showing

## SURFACE SUBDIVISION

Of Part Of

## N.E. 1/4 & S.E. 1/4 Section 18
## Twp. 37 - Rge. 4 - W.3Mer.
## City of Saskatoon

Saskatchewan

By: Calvin W.A. Bourassa, S.L.S.
Date: November, 2015

0 10 20 40 60 80 100m
Scale - 1 : 1,000

Altus Geomatics
Limited Partnership

| | |
|---|---|
| Initials: CB/BP-AP-MM | |
| Client File: | |
| Job No. : 170217 | |
| Drawing No.: 170217S-B_R5 | |

PPS #102211197
Approved: 18-Jan-2016

Attachment 2

**LEGEND:**

Standard Road Allowances on this plan are 20.117 metres in width.
Measurements are in metres and decimals thereof.
Area to be approved is outlined by a heavy dashed line.
The extensions of all parcels affected by this feature are 0 unless otherwise shown.
Monuments found are shown thus
Reference points are shown thus RP1 RP2
The Datum Used: NAD83 (CSRS)
The Projection Used: UTM Zone 13N Extended
Geo-referenced points derived from GPS observations
RP Coordinates were derived on November 13th, 2015

# CITY OF SASKATOON
# ASPEN RIDGE PHASE 2

Descriptive Plan - Type 2
Showing

## FEATURE UTILITY RIGHT-OF-WAY

Within

**Lots 1-22, Block 707**
**Lots 1-13, Block 708**
**Lots 1-22, Block 709**
**Lots 4-8 & 11-18, Block 710**
**Lots 2-6 & 8-11, Block 711**
**Lots 1-29, Block 712**
**Lots 1-11, Block 713**
**Lots 1-30, Block 714**
**Lots 1-22, Block 715**
**Lots 1-17, Block 716**
**Lots 1-16, Block 717**
**Lots 1-14, Block 718**
**Lots 1-11, Block 719**
**Parcels D, D2, D3, D4, E, F,**
**Municipal Reserve MR3 & MR4,**
**Municipal Buffers MB2,MB3 & MB4**
**Plan 102207912**
**In E. 1/2 Section 18**
**Twp. 37 - Rge. 4 - W.3Mer.**
**City of Saskatoon**
Saskatchewan

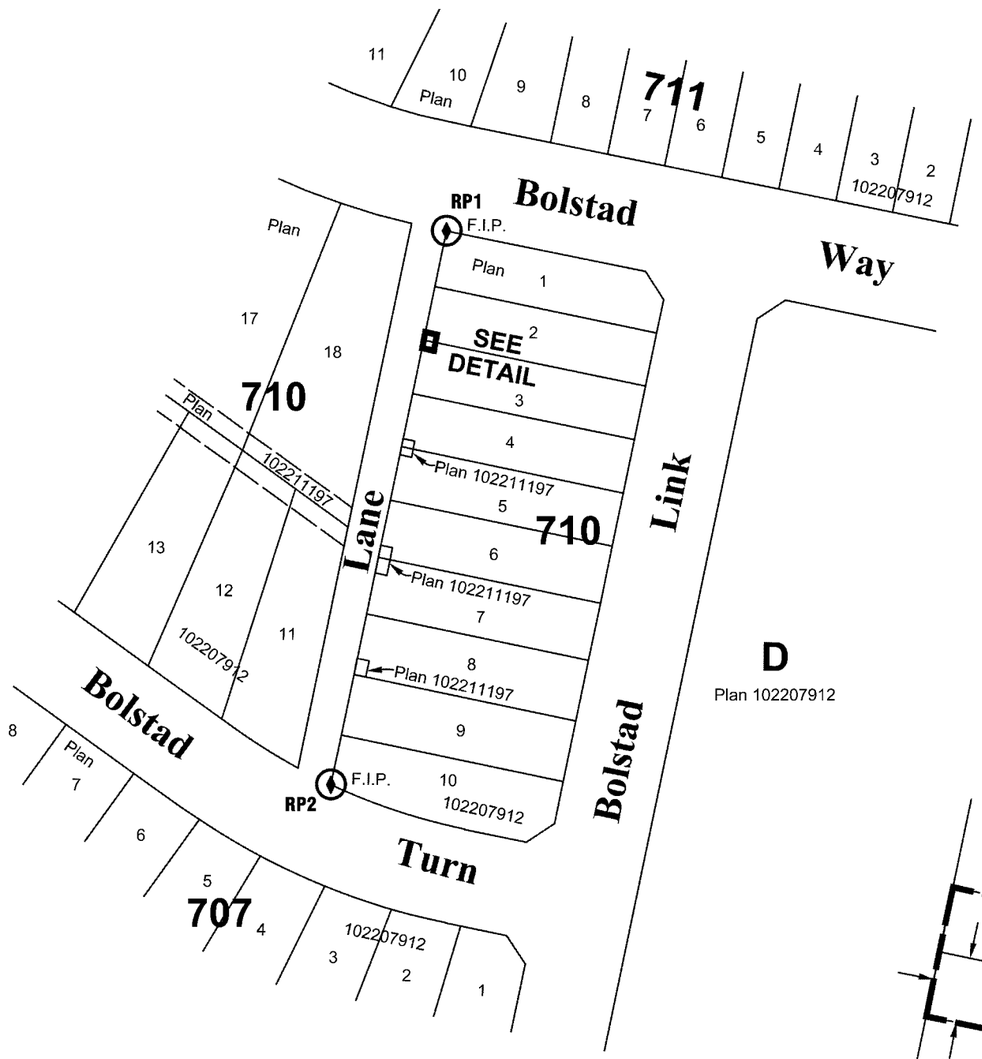
By: Calvin W.A. Bourassa, S.L.S.
Date: November 13th, 2015

0 10 20 40 60 80 100m
Scale - 1 : 1,000

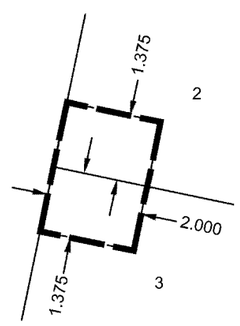
Altus Geomatics
Limited Partnership

| | |
|---|---|
| Initials: CB/JT-AP-CB | |
| Client File: | |
| Job No. : 170217 | |
| Drawing No.: 170217D2_B | |

PPS #102246713
Approved: 15-Mar-2017




D
Plan 102207912




DETAIL
NOT TO SCALE

## LEGEND:

Measurements are in metres and decimals thereof.

Area to be approved is outlined by a heavy dashed line.

The extensions of all parcels affected by this feature are 0 unless otherwise shown.

Monuments found are shown thus

Reference points are shown thus RP1 RP2

The Datum Used: NAD83 (CSRS)

The Projection Used: UTM Zone 13N Extended

Geo-referenced points derived from GPS observations

RP Coordinates were derived on March 8th, 2017

# CITY OF SASKATOON

Descriptive Plan - Type 2
Showing

## FEATURE UTILITY RIGHT-OF-WAY

Within

**Lots 2-3, Block 710**
**Plan 102207912**
**S.E. 1/2 Section 18**
**Twp. 37 - Rge. 4 - W.3Mer.**
**City of Saskatoon**
Saskatchewan

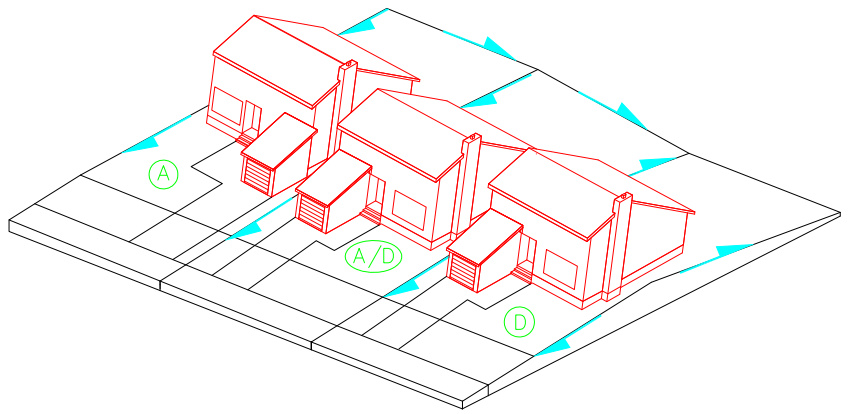
By: Calvin W.A. Bourassa, S.L.S.
Date: March 8th, 2017

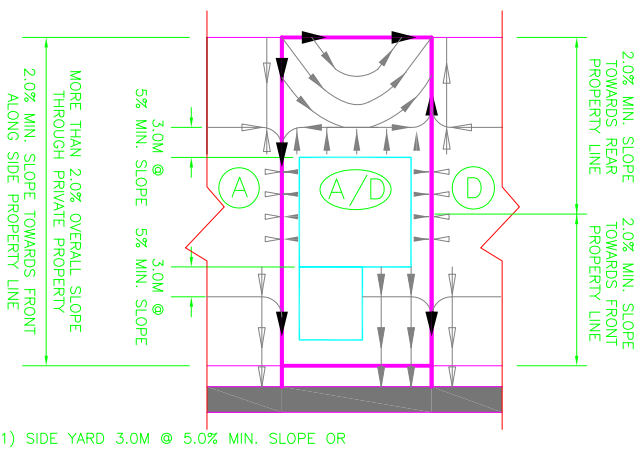
0 10 20 40 60 80 100m
Scale - 1 : 1,000

Altus Geomatics
Limited Partnership

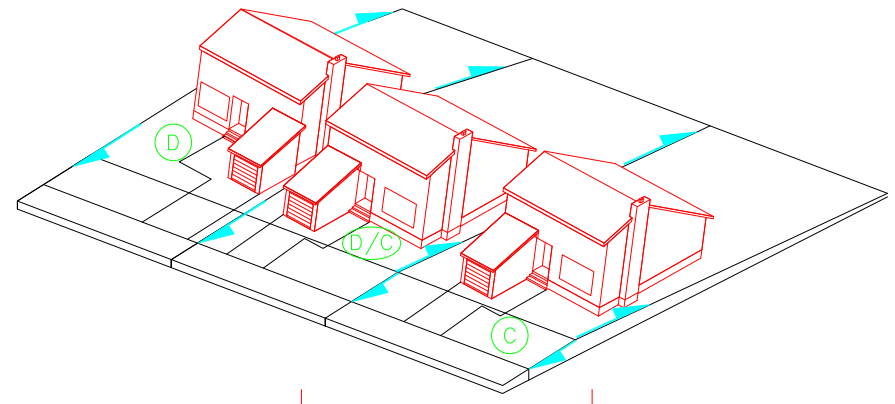
| | |
|---|---|
| Initials: AM-AP-CB | |
| Client File: | |
| Job No. : 170217 | |
| Drawing No.: 170217D2_C | |

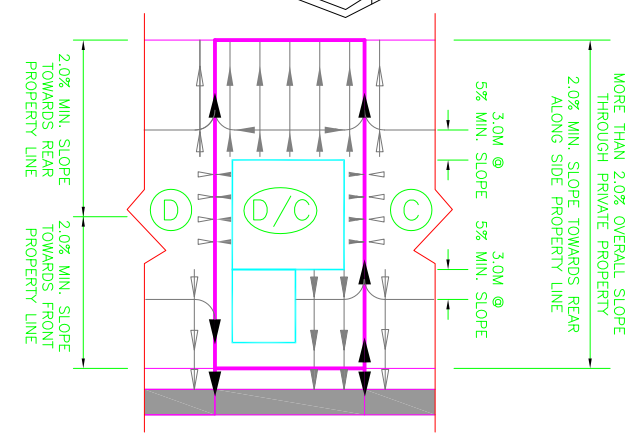
# Lot Grading Types



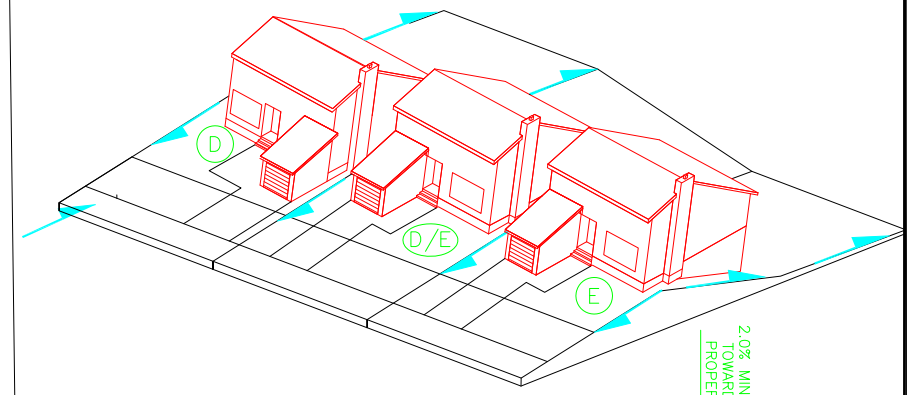



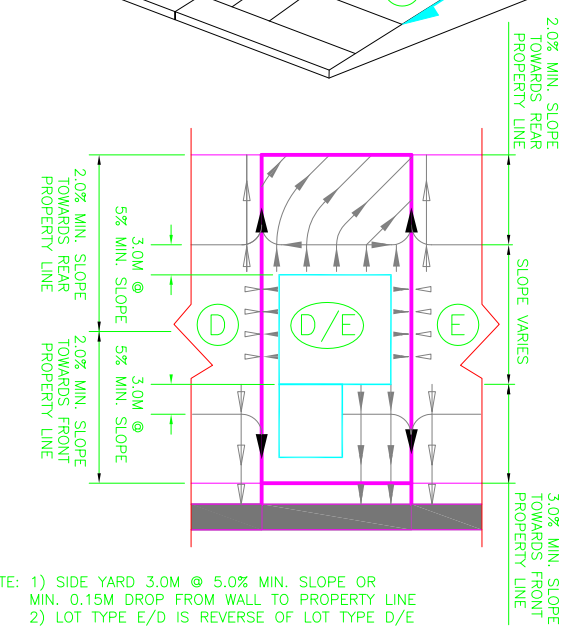

NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D



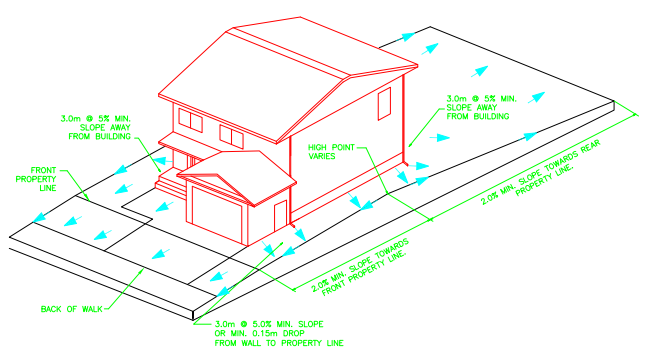



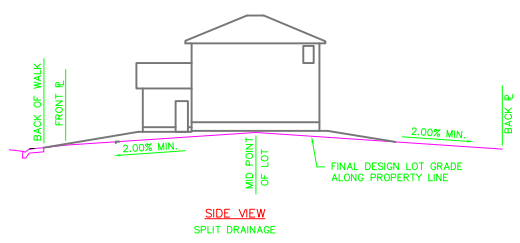

NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE C/D IS REVERSE OF LOT TYPE D/C

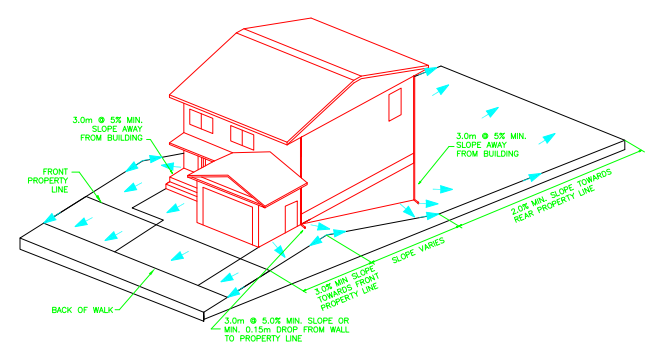


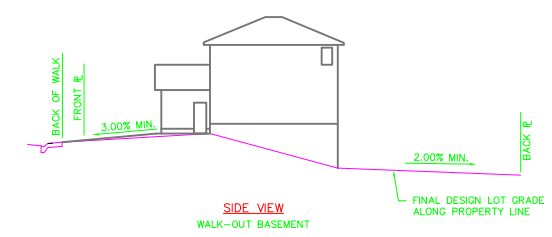




NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE E/D IS REVERSE OF LOT TYPE D/E



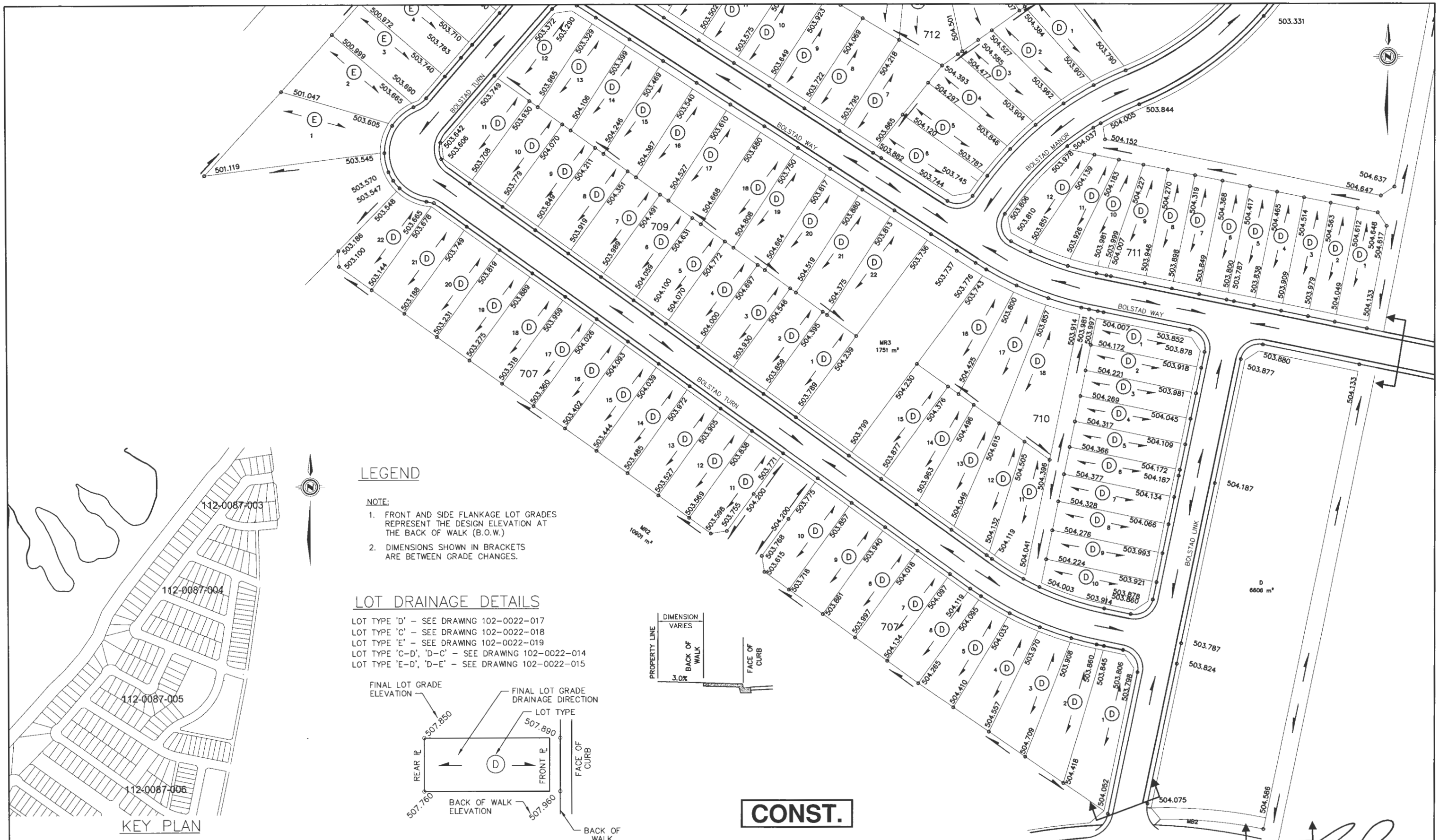




City of Saskatoon
Infrastructure Services Department

Attachment 3




| PLAN DESCRIPTION/REVISION | DATE | BY |
|---|---|---|
| CHANGE IN EASEMENT ELEVATIONS | 2016-DEC-12 | JVS |
| ISSUED FOR CONSTRUCTION | 2016-JUN-16 | JVS |

PROFESSIONAL ENGINEER — J. VAN MEMBER 25071 — SASKATCHEWAN — YR MN DAY 16 12 19

CHECKED BY: Dec. 13, 2016 DATE

CHECKED BY: DATE

DRAWN BY JVS DATE 2016-JUN-16

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE – PHASE A2

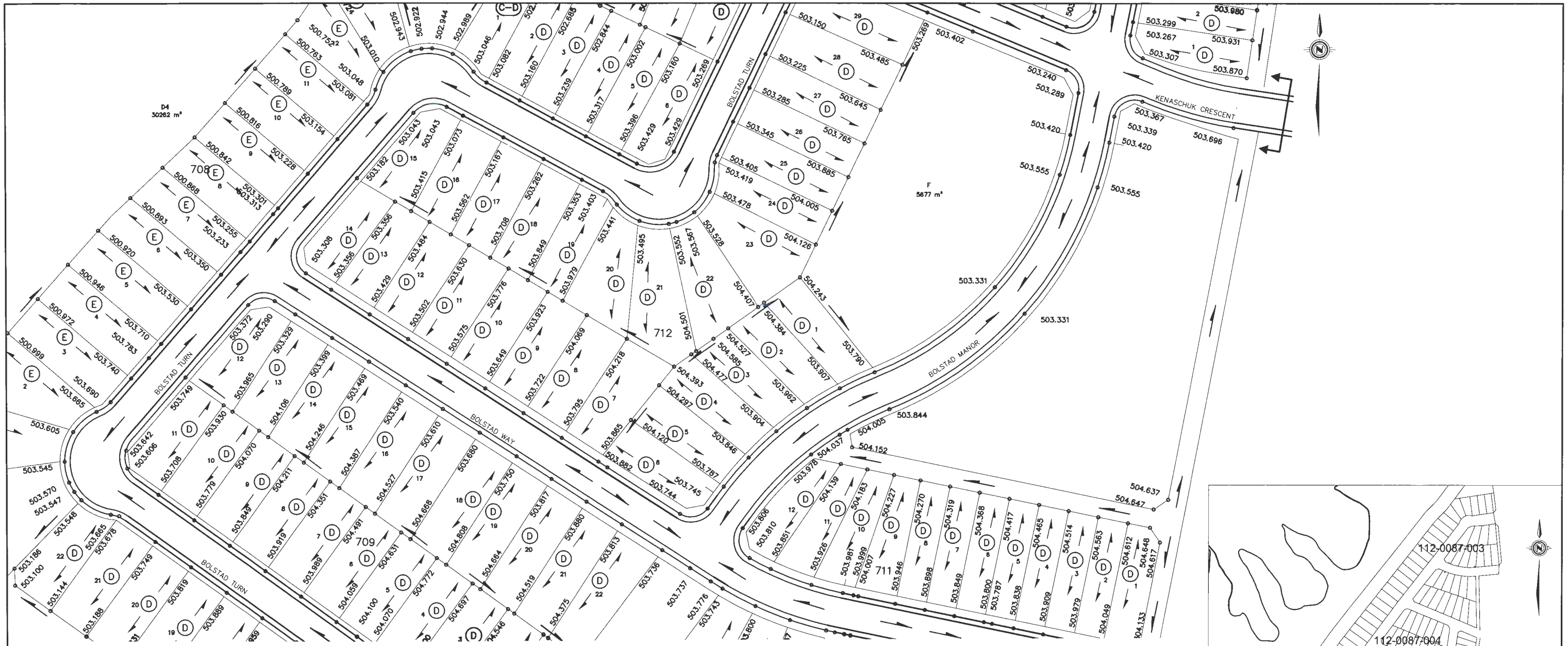
LOT GRADES
BOLSTAD TURN, BOLSTAD WAY
BOLSTAD LINK

CHIEF ENGINEER — Dec. 19, 2016 DATE

SCALES: HOR 1:1250 VERT

SHEET NO. PLAN NO. 112-0087-006r002

ATTACHMENT 4




## LEGEND

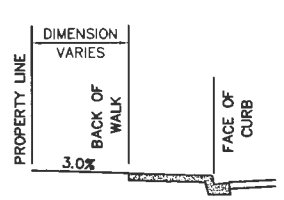
NOTE:

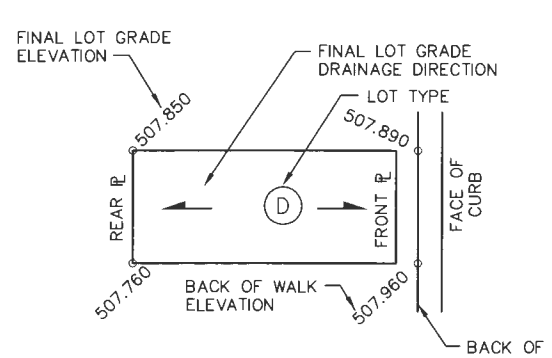
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

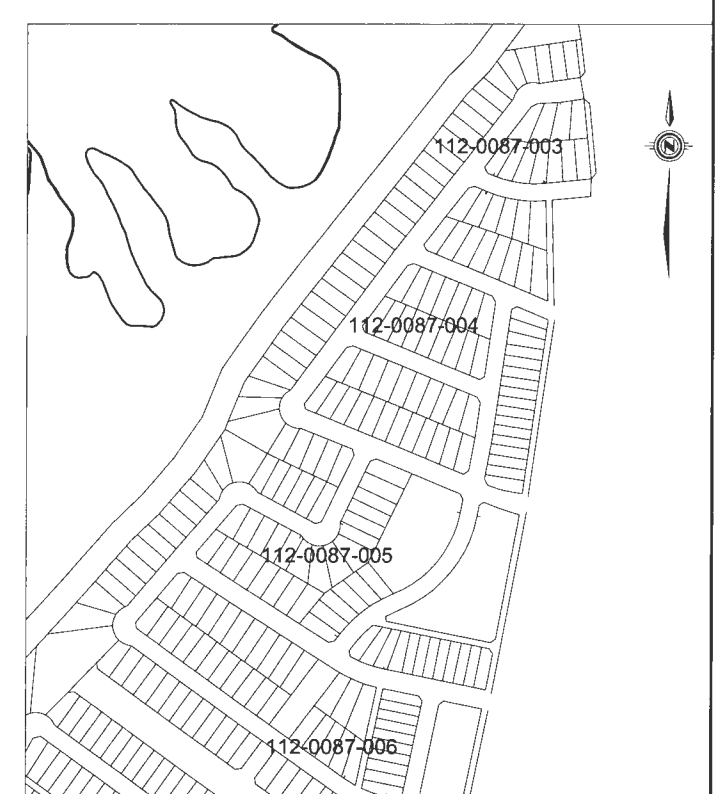
## LOT DRAINAGE DETAILS

LOT TYPE 'D' – SEE DRAWING 102–0022–017
LOT TYPE 'C' – SEE DRAWING 102–0022–018
LOT TYPE 'E' – SEE DRAWING 102–0022–019
LOT TYPE 'C–D', 'D–C' – SEE DRAWING 102–0022–014
LOT TYPE 'E–D', 'D–E' – SEE DRAWING 102–0022–015

**CONST.**




## KEY PLAN

| | | | |
|---|---|---|---|
| 11 | | | |
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| 3 | | | |
| 2 | CHANGE IN EASEMENT ELEVATIONS | 2016–DEC–12 | JVS |
| 1 | ISSUED FOR CONSTRUCTION | 2016–JUN–16 | JVS |
| | PLAN DESCRIPTION/REVISION | DATE | BY |

PROFESSIONAL ENGINEER — JIN KIM — MEMBER 25071 — 16/12/19 (YR. MN. DAY) — SASKATCHEWAN — SEAL

CHECKED BY: Dec. 13, 2016 DATE

CHECKED BY: DATE

DRAWN BY: JVS DATE: 2016–JUN–16

City of Saskatoon
Transportation & Utilities Department

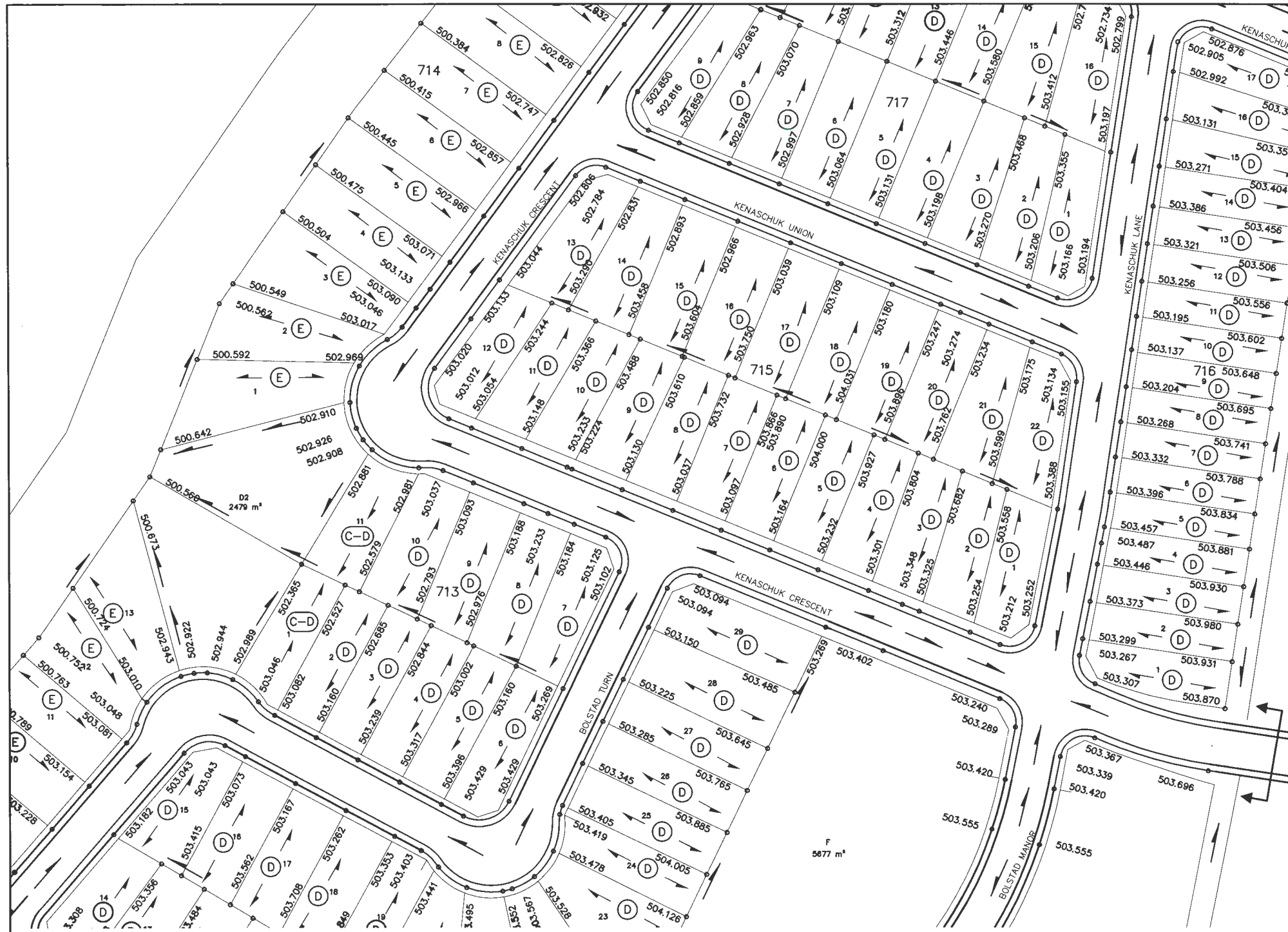
ASPEN RIDGE – PHASE A2

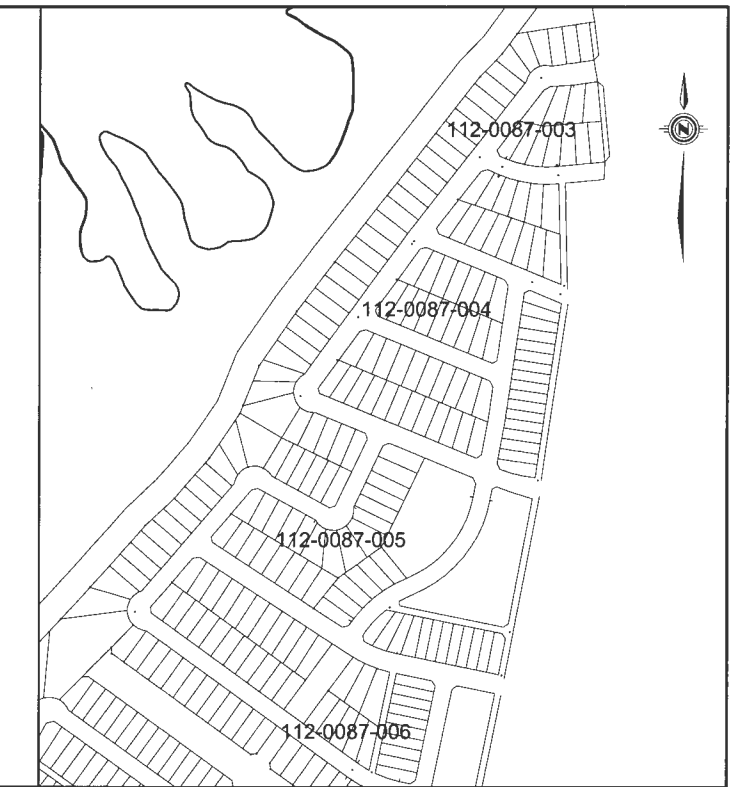
LOT GRADES
BOLSTAD TURN, BOLSTAD MANOR
BOLSTAD WAY

CHIEF ENGINEER — Dec. 19, 2016 DATE

SCALES: HOR. 1:1250 VERT.

SHEET NO. PLAN NO. 112–0087–005r002




KEY PLAN

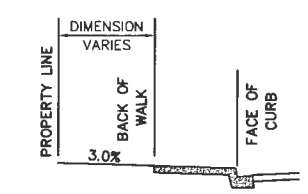
## LEGEND

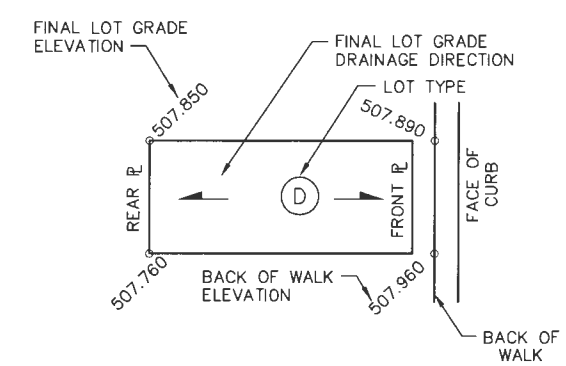
NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

## LOT DRAINAGE DETAILS

LOT TYPE 'D' – SEE DRAWING 102–0022–017
LOT TYPE 'C' – SEE DRAWING 102–0022–018
LOT TYPE 'E' – SEE DRAWING 102–0022–019
LOT TYPE 'C–D', 'D–C' – SEE DRAWING 102–0022–014
LOT TYPE 'E–D', 'D–E' – SEE DRAWING 102–0022–015




**CONST.**

| | | | |
|---|---|---|---|
| 11 | | | |
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| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | CHANGE IN EASEMENT ELEVATIONS | 2016–DEC–12 | JVS |
| 1 | ISSUED FOR CONSTRUCTION | 2016–JUN–15 | JVS |
| | PLAN DESCRIPTION/REVISION | DATE | BY |

PROFESSIONAL ENGINEER — MEMBER 10071 — SASKATCHEWAN — SEAL — 16 12 19 (YR MN DAY)

CHECKED BY: Dec. 13, 2016 DATE

CHECKED BY: DATE

DRAWN BY JVS DATE 2016–JUN–15

**City of Saskatoon**
Transportation & Utilities Department

ASPEN RIDGE – PHASE A2

LOT GRADES

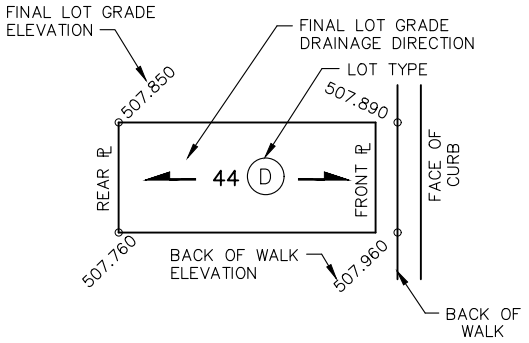
KENASCHUK CRESCENT, KENASCHUK UNION
KENASCHUK LANE, BOLSTAD TURN

CHIEF ENGINEER — Dec. 19, 2016 DATE

SCALES: HOR. 1:1250 VERT.

SHEET NO. PLAN NO. 112–0087–004r002

## LEGEND



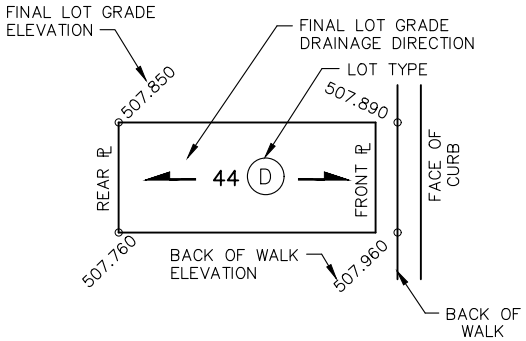

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

# BOLSTAD TURN & BOLSTAD LINK

| | | |
|---|---|---|
| DRAWN BY JVS DATE 2016-JUN-20 | City of Saskatoon<br>Transportation & Utilities Department | SOURCE DOCUMENT |
| SCALE: 1:1000 | | PLAN No.: 112-0087-006 |
| PLAN No.: | | APPROVAL DATE: |
| PAGE: 11 OF 12 | | REVISION DATE: |

## LEGEND



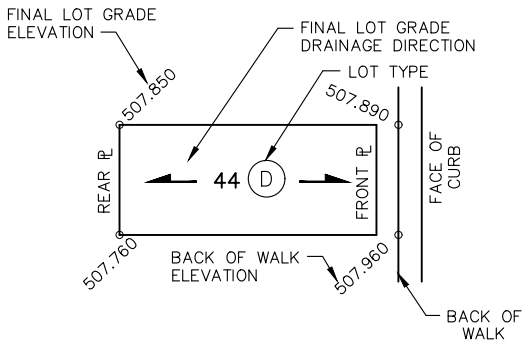

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

# BOLSTAD TURN, WAY & MANOR

| | | |
|---|---|---|
| DRAWN BY JVS DATE 2016-JUN-20 | City of Saskatoon<br>Transportation & Utilities Department | SOURCE DOCUMENT |
| SCALE: 1:1000 | | PLAN No.: 112-0087-006 |
| PLAN No.: | | APPROVAL DATE: |
| PAGE: 10 OF 12 | | REVISION DATE: |

LEGEND

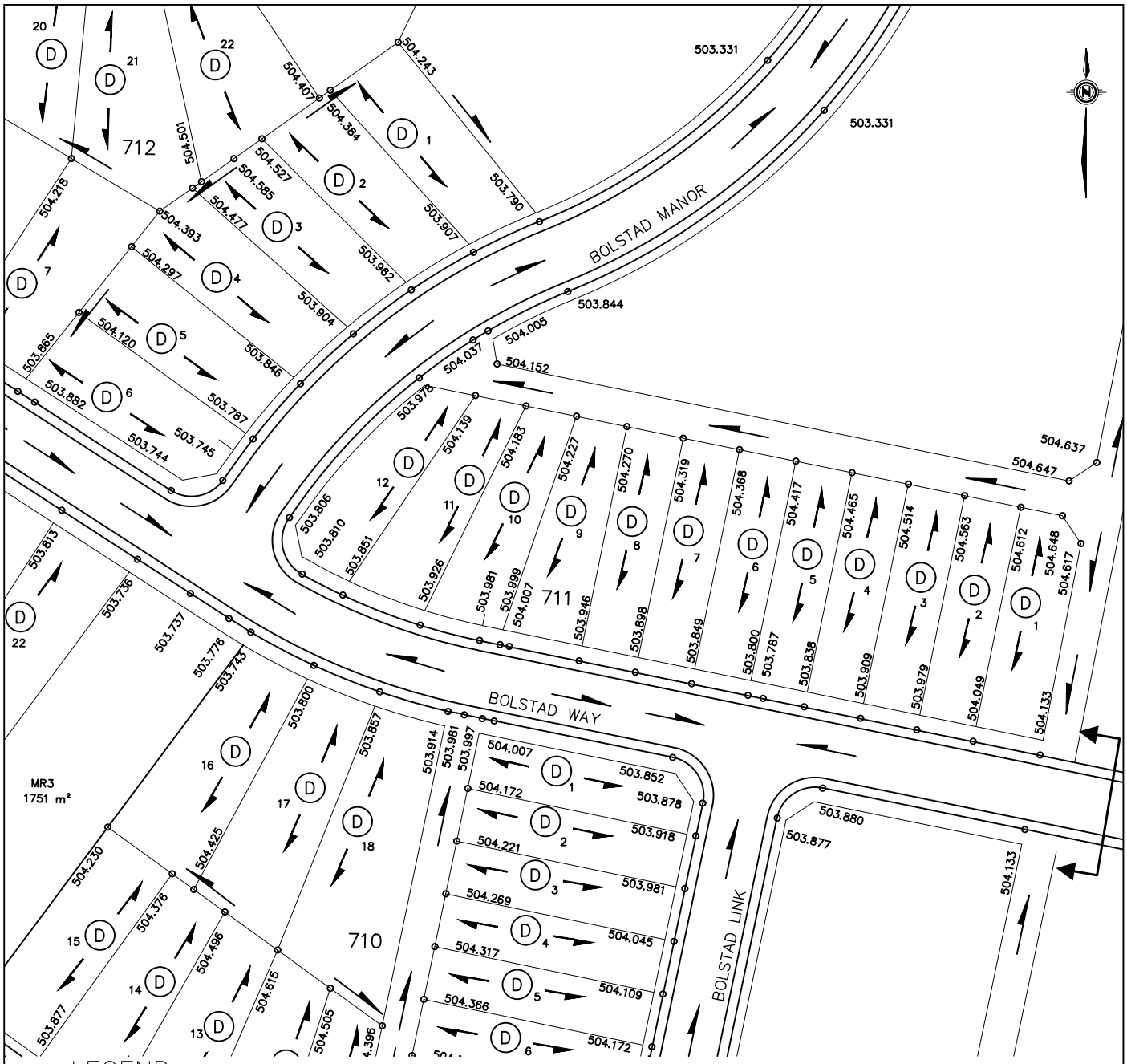



NOTE:

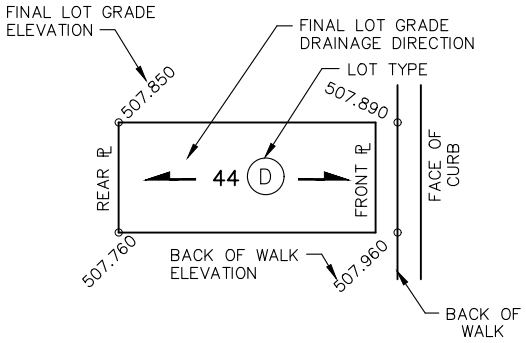
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

# BOLSTAD TURN & BOLSTAD WAY

| | | |
|---|---|---|
| DRAWN BY JVS DATE 2016-JUN-20 | City of Saskatoon<br>Transportation & Utilities Department | SOURCE DOCUMENT |
| SCALE: 1:1000 | | PLAN No.: 112-0087-006 |
| PLAN No.: | | APPROVAL DATE: |
| PAGE: 9 OF 12 | | REVISION DATE: |




## LEGEND

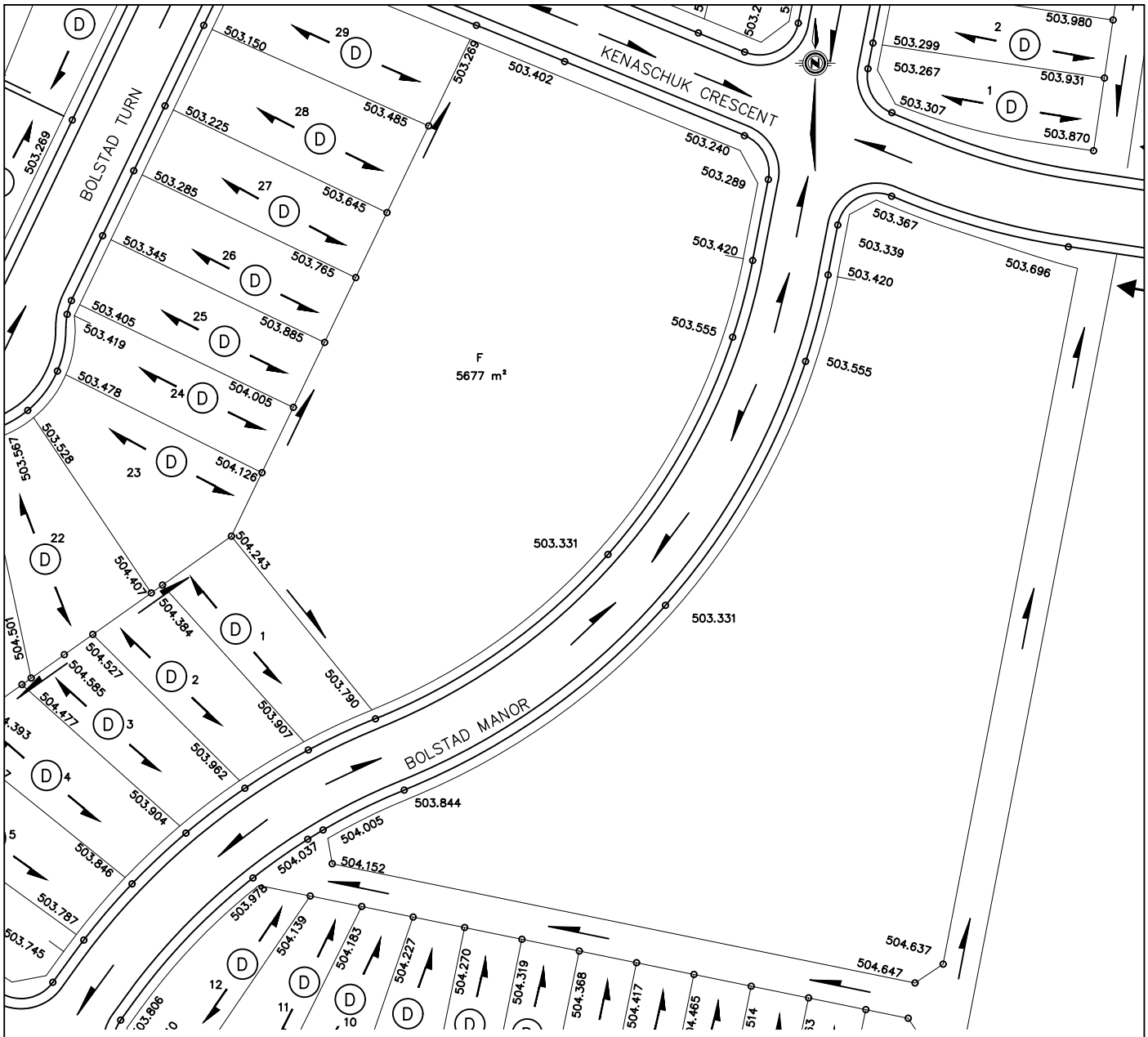



NOTE:

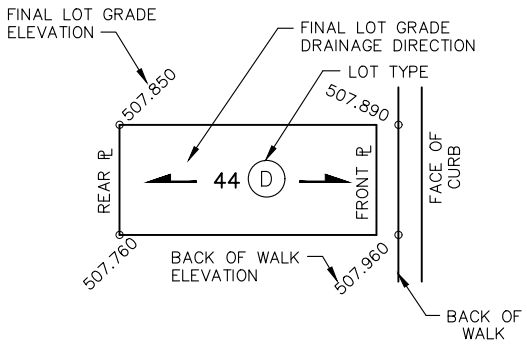
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

# BOLSTAD WAY

| | | |
|---|---|---|
| DRAWN BY JVS DATE 2016-JUN-20 | City of Saskatoon<br>Transportation & Utilities Department | SOURCE DOCUMENT |
| SCALE: 1:1000 | | PLAN No.: 112-0087-006 |
| PLAN No.: | | APPROVAL DATE: |
| PAGE: 12 OF 12 | | REVISION DATE: |




## LEGEND



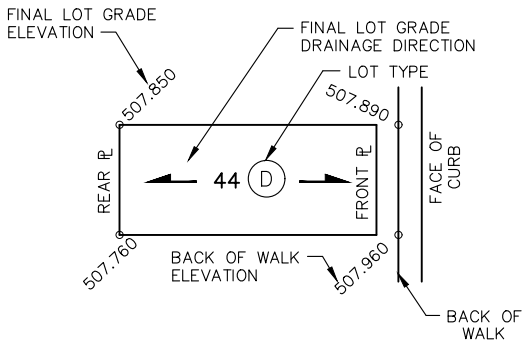

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

# KENASCHUK CRESCENT, BOLSTAD TURN & MANOR

| | | |
|---|---|---|
| DRAWN BY JVS DATE 2016-JUN-20 | City of Saskatoon<br>Transportation & Utilities Department | SOURCE DOCUMENT |
| SCALE: 1:1000 | | PLAN No.: 112-0087-005 |
| PLAN No.: | | APPROVAL DATE: |
| PAGE: 8 OF 12 | | REVISION DATE: |

LEGEND

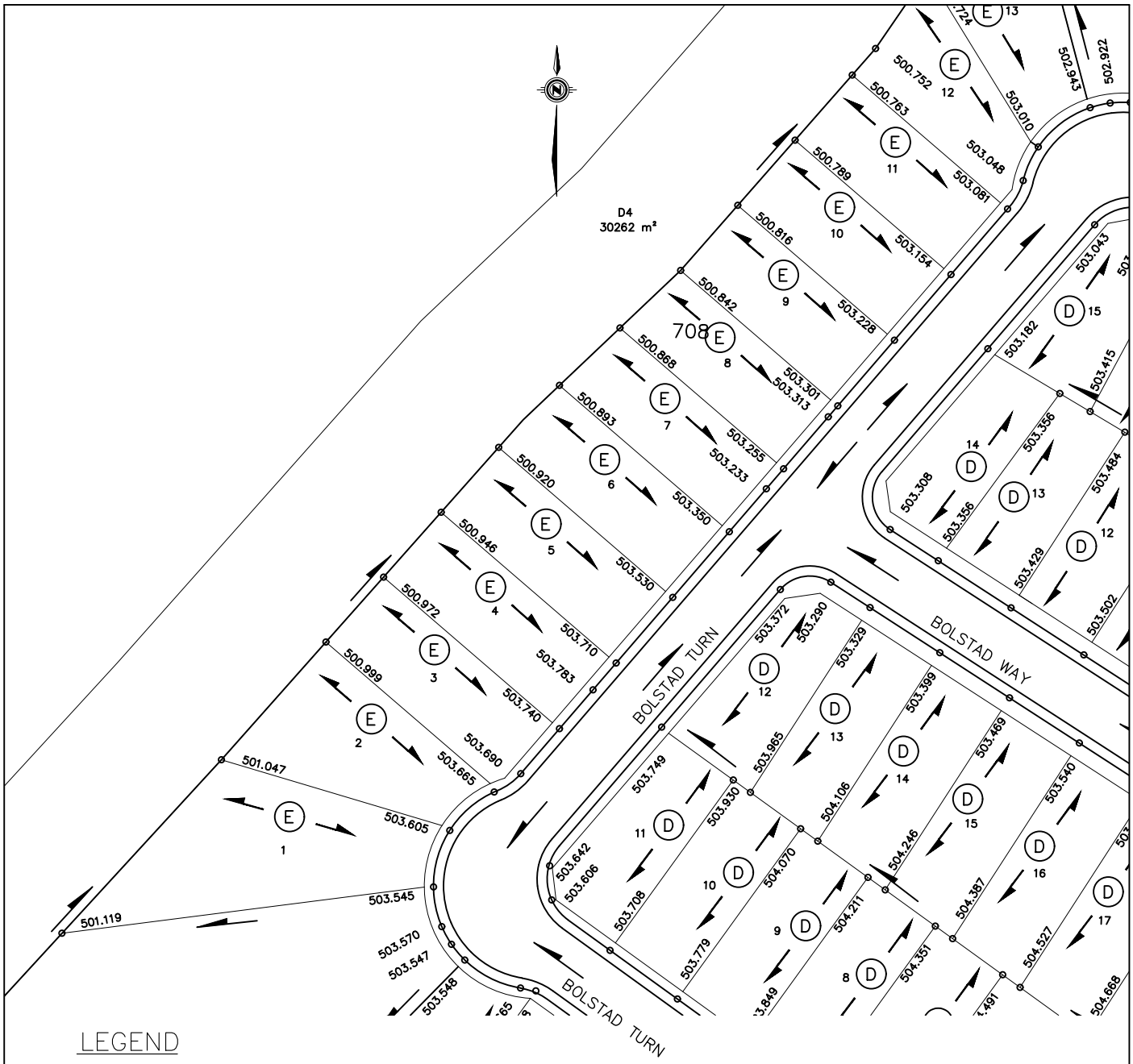



NOTE:

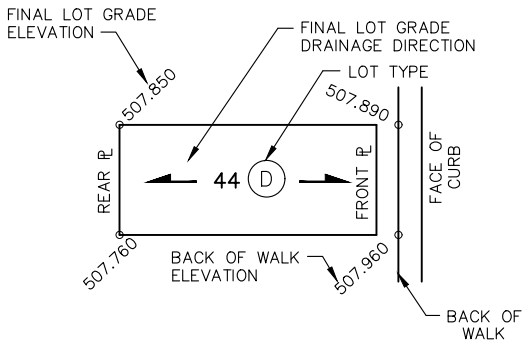
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

# KENASCHUK CRESCENT & UNION, BOLSTAD TURN

| | | |
|---|---|---|
| DRAWN BY JVS DATE 2016-JUN-20 | City of Saskatoon<br>Transportation & Utilities Department | SOURCE DOCUMENT |
| SCALE: 1:1000 | | PLAN No.: 112-0087-004 |
| PLAN No.: | | APPROVAL DATE: |
| PAGE: 4 OF 12 | | REVISION DATE: |




## LEGEND



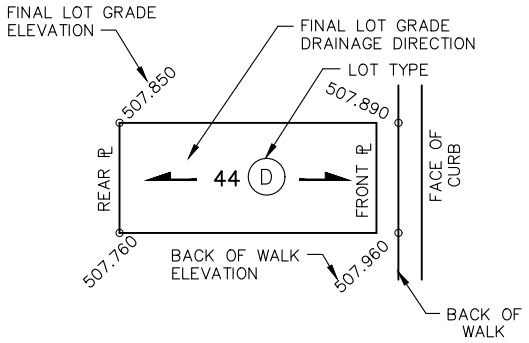

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

# BOLSTAD TURN & BOLSTAD WAY

| | | |
|---|---|---|
| DRAWN BY JVS DATE 2016-JUN-20 | City of Saskatoon<br>Transportation & Utilities Department | SOURCE DOCUMENT |
| SCALE: 1:1000 | | PLAN No.: 112-0087-005 & 6 |
| PLAN No.: | | APPROVAL DATE: |
| PAGE: 6 OF 12 | | REVISION DATE: |

## LEGEND




NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

# BOLSTAD TURN & BOLSTAD WAY

| | | |
|---|---|---|
| DRAWN BY JVS DATE 2016-JUN-20 | City of Saskatoon<br>Transportation & Utilities Department | SOURCE DOCUMENT |
| SCALE: 1:1000 | | PLAN No.: 112-0087-005 |
| PLAN No.: | | APPROVAL DATE: |
| PAGE: 7 OF 12 | | REVISION DATE: |

| | | | |
|---|---|---|---|
| 11 | | | |
| 10 | | | |
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | ISSUED FOR CONSTRUCTION | 2014–APR–30 | RWDT |
| | PLAN DESCRIPTION/REVISION | DATE | BY |

PROFESSIONAL ENGINEER
M.N. KHAN
MEMBER 25071
14 05 01
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY: DATE 14/05/22

CHECKED BY: DATE 14/06/06

DRAWN BY RWDT DATE 2014–APR–30

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE A–2

AREA GRADING
DESIGN CONTOURS

CHIEF ENGINEER JUN 20/14 DATE

SCALES : HOR. 1:2500 VERT. 1:2500

SHEET NO. PLAN NO. 113–0087–302r001

Attachment 5

LEGEND:

| | |
|---|---|
| −0.10 | CUT CONTOUR |
| 0.10 | FILL CONTOUR |
| 0.0 | O.O CUT/FILL CONTOUR |

NOTE:

1. CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF STRIPPED GROUND vs FINAL GROUND

| | PLAN DESCRIPTION/REVISION | DATE | BY |
|---|---|---|---|
| 11 | | | |
| 10 | | | |
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | ISSUED FOR LOT SALES | 2016-DEC-08 | RWDT |

SEAL

CHECKED BY: _____ DATE

CHECKED BY: _____ DATE

DRAWN BY RWDT DATE 2014-APR-30

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE A-2

AREA GRADING

CUT AND FILL CONTOURS

TOPSOIL STRIPPED VS FINAL GROUND

CHIEF ENGINEER

SCALES : HOR. 1:2500 VERT. 1:2500

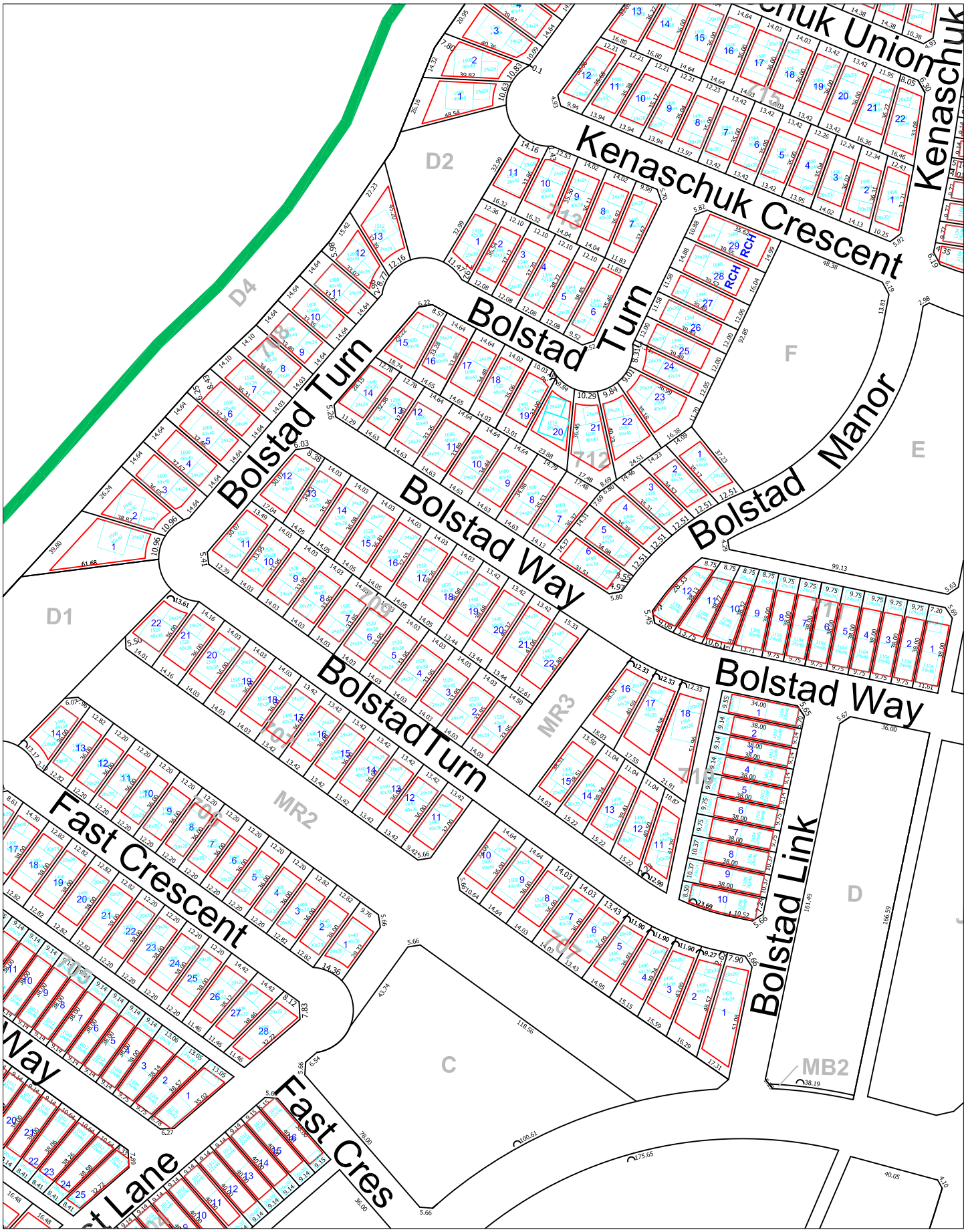
DATE

SHEET NO. PLAN NO.

Attachment 6

ATTACHMENT 7

# Aspen Ridge - Phase 2 Footprints




Zoning Footprint

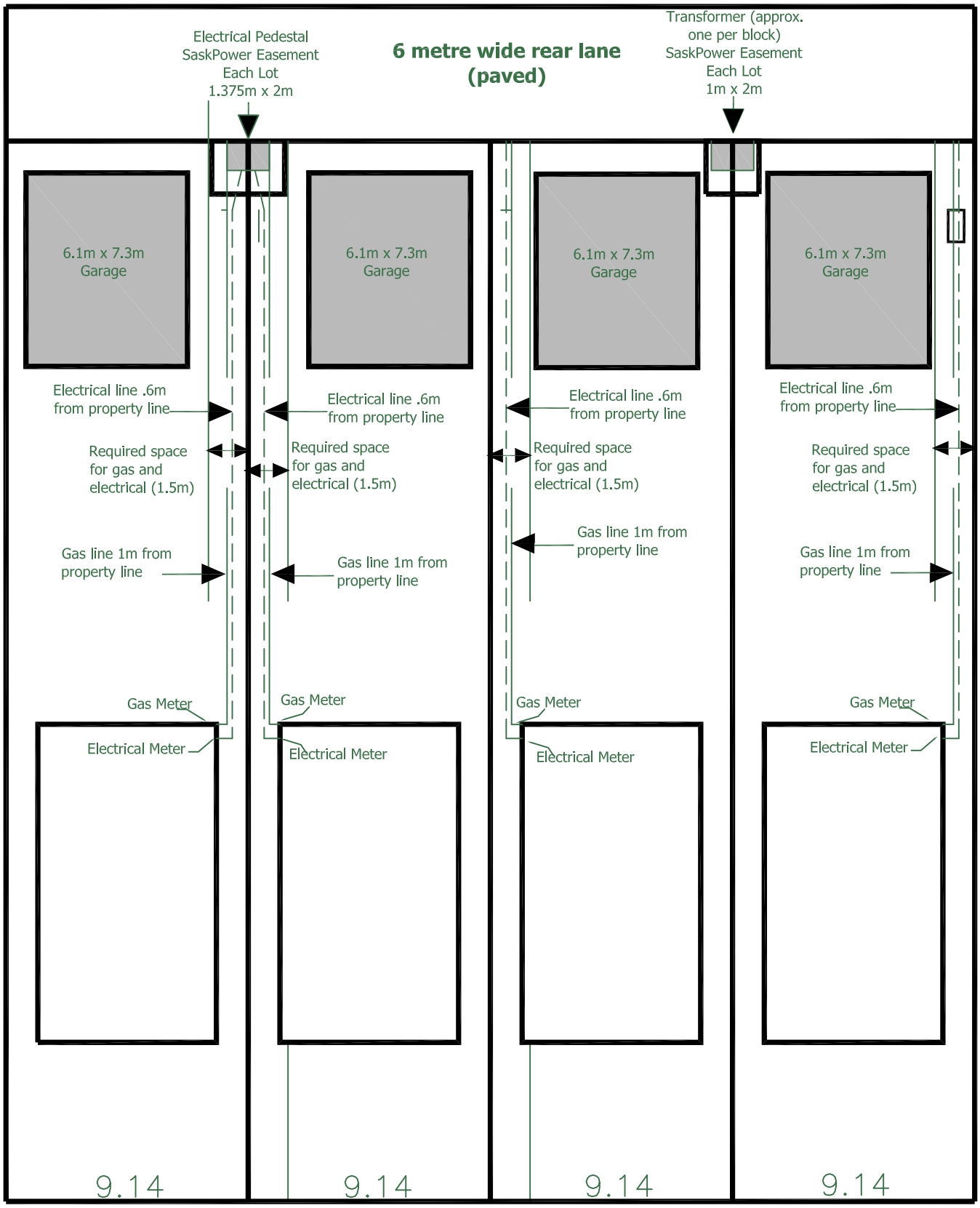
Housing Footprint

City of Saskatoon

Saskatoon Land - January 2017

Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.

Attachment 8




Servicing From Lane
SaskPower and SaskEnergy
Underground Lines

Notes:
- This drawing is intended as a guide only. For more accurate information please contact the respective utilities and the City of Saskatoon Building Standards Division.
- For the purpose of this illustration, each lot is shown as 9.14m wide and 40m deep.
- A garage, or other accessory building may not be built over the gas line or electrical service.
- Saskatoon Land takes no responsibility regarding the legality of the building layout on your lot.

SaskPower SaskEnergy SaskTel

# Joint Servicing Initiative

January 2015

*Index:*


- Background
- Joint trench lots
- Site Check Readiness
- Procedures for applying for services


## Background of the Joint Servicing Initiative

To support the thriving economy currently being experienced in Saskatchewan; SaskEnergy, SaskPower and SaskTel are working on refining and broadening the process of a "joint service installation" approach for urban residential home builders.

This process will provide a timely, cost-effective and coordinated service to home builders that includes the installation of gas, electric and communications in a common trench from the main line to the dwelling. This collaborative approach will achieve efficiencies for the installation of the urban service lines and address challenges associated with space constraints for new lots.

## What You Need to Know About Joint Trench Lots

Joint Trench Lots are for shallow utility services in urban residential areas (single family homes) where the electric, gas, and communication lines are all installed in a common trench. Currently joint trench installation is only being done in Regina, Saskatoon, Warman, Martensville and Dalmeny.

If you have purchased a lot in any of these locations, a contract crew will be installing all shallow utilities in one trench from the main line at the back of the lot to the dwelling.

To prepare for the installation of your shallow utilities please refer to the Site Check Readiness list on the following page.

# Site Check Readiness

To ensure installation of your service is completed when scheduled, your site must be ready for the crew on the date you indicate on the application (site ready date). Along with your application, please submit a plot plan for the address or addresses you are applying for.

Site readiness includes the following:

1. Provide a plot plan that indicates the location of the residence within the property.
2. House number must be visible from the street.
3. In order to secure the natural gas bracket, a 24" x 10" pressure treated board must be in place that does not contravene any natural gas codes.
4. You must maintain a .9 metre (3 ft) clearance around the natural gas service regulator with any exhaust vents, opening windows or doors. Please refer to your mechanical contractor for appropriate codes of other intake clearances.
5. The area around the house is backfilled and the lot is to within 150 mm (6") of finished grade. To ensure proper installation routing, customers are asked to ensure that property pins are in place and marked for easy locating by our field staff.
6. Utility access within the site must meet the following requirements:
   i) Access is required for equipment to get into the yard(s) where the work needs to occur (trencher, mini hoe, etc.), clear of buildings, fences, decks, etc.
   ii) A clear path is maintained for the trench route from the metering points to the takeoff points. The width needs to be enough to operate small trenchers and mini hoes at a minimum in ideal soil conditions, and larger equipment when frozen or rocky conditions exist. The trench is to be at least 0.6 metres (2 ft) off of the parallel property line (for fencing) and at least 0.6 metres (2 ft) wide to ensure separation of facilities in the trench. Further width is often required at surface to slope trench during installation for safe trenching rules. This will require approximately 2 metres (6.5 ft) clear access along the property line to the meter (electric and gas) boards to allow for construction of the facilities.
   iii) Be aware that any pads or foundations near this route may slump with settling of the trench.
7. The trench is from the pedestal or pole to the meter location(s) (typically the closest corner from the pedestal or pole to the house). This service route must be clear of debris or obstructions, such as dirt piles and lumber.
   i) SaskEnergy and SaskPower reserve the right to determine the meter location due to physical impediments that may restrict access for personnel and equipment. Alternate meter locations must be pre-approved prior to construction.
8. If separate trenches are utilized, the natural gas trench (SaskEnergy) must be at least 1 metre (3 ft) in distance from the SaskPower trench.
9. In instances where both gas, electric and communication cables are installed in the same trench (currently only in Regina, Saskatoon, Warman, Martensville and Dalmeny), you must leave a 1.2 metre (4 ft) corridor adjacent to the property line for utilities. If the minimum of 1.2 metres is not maintained, an encroachment over the gas service may occur and you will be responsible for reparation and subsequent cost.
10. Your electrician has attached an energization sticker on the meter socket indicating the service is ready for connection. The sticker ensures:
    i) An electrical permit has been obtained
    ii) The main panel is connected and in the open (off) position
    iii) The service is grounded and ready to be connected to SaskPower's electrical system
11. To facilitate your service connection, please notifiy SaskPower once your electrician has affixed the energization sticker.

# Urban Applications for Services

SaskEnergy and SaskPower have been working on a process to streamline our customers application experience. Beginning February 17, 2015, you will be able to make application for gas and electric urban services by utilizing either one of the Crowns' websites. The information will be shared between the two Crowns using a secure file transfer protocol.

We encourage you to make application via SaskPower's website rather than SaskEnergy's. This will enable the Crowns to eliminate some manual processes that would otherwise occur when applying via SaskEnergy's website.

When you know the date that your property will be ready for servicing, you can make application to either SaskEnergy or SaskPower by the following methods:

- If you use SaskEnergy's application, please apply online at saskenergy.com
- If you use SaskPowers application, please apply online to saskpower.com or call 1-888-SKPOWER (1-888-757-6937) and select Option 4.
- For your telephone and cable providers (SaskTel, Shaw or Access) the conduit will be installed in the joint trench along with SaskPower and SaskEnergy. It is the responsibility of the homeowner to apply for telephone and cable service to one of these providers.

Even though Joint Installation is only being offered in Saskatoon, Regina, Warman, Martensville, and Dalmeny all urban applications for service will be shared between the crowns.

Meewasin
402 Third Avenue South
Saskatoon, SK S7K 3G5

# Meewasin Northeast Swale

The Meewasin Northeast Swale is an ancient river channel formed by glacial activity that took place thousands of years ago. This remarkable feature runs adjacent to the South Saskatchewan River and is approximately 2800 hectares in size. The Swale is a grassland ecosystem of rare native prairie and wetland areas. It is an important wildlife corridor, with over 200 plant species and 180 bird species.

The Swale acts as a natural filter for both air and water and mitigates flooding in adjacent neighbourhoods. It promotes physical health and well-being, encourages community engagement and stewardship, and contributes to the vitality and productivity of the community.

The development of The Swale is a once-in-a-lifetime opportunity to enhance the legacy of our region by integrating this important natural system into the fabric of our city.

To help protect the Meewasin Northeast Swale (Swale), here are some important things to remember:

- **The Swale is a nocturnal preserve** - Light from adjacent neighbourhoods affects wildlife and plants in the Swale by altering their daily cycle of light and dark. Aspen Ridge neighbours can help keep the night sky dark by using Dark Sky Compliant lighting; such as downward facing outdoor lighting with cutoffs, no brighter than necessary, on a motion sensor, and turned off when not in use. Visit **www.darksky.org** for more information about Light Pollution and the Dark Skies Movement.
- **The Swale is home to abundant wildlife -** Many grassland birds, birds of prey (e.g. owls and hawks), waterfowl, deer, coyotes, frogs, snakes, badgers, ground squirrels, and a variety of other fascinating creatures live in the Swale. Please respect the wildlife and allow them a safe distance. Feeding wildlife can lead to dependence on handouts and nuisance animals. Keep garbage and compost in animal proof containers to discourage wildlife and neighbourhood pets.
- **The Swale is native prairie with many rare and unique plants -** Native prairie is highly susceptible to invasion from exotic plants that will outcompete for space and resources. Please consider planting native and non-invasive plants in your yard. Planting seed and fruit bearing shrubs can help to provide food and shelter for birds in your yard. See the Native Plant Society's document "Native Plant Material and Services Supplier List" for recommendations of sources for native plant please visit: **http://www.npss.sk.ca/docs/2_pdf/Native_Plant_Source_List_2013_-_revised.pdf**.
- **Chemicals have an impact on Swale flora and fauna -** Please consider the use of fertilizer, herbicides or pesticides cautiously and use environmentally friendly alternatives, when possible, to reduce impacts on the native vegetation, wildlife, and wetlands.
- **For Swale management, call Meewasin** - The native vegetation may look wild and unkempt at times, but even dead trees provide food and shelter for wildlife so please resist conducting any maintenance activities of your own in the Swale or Greenway. Contact Meewasin with any safety concerns regarding vegetation as they regularly conduct resource management activities on site to help keep the Swale healthy and rich with biodiversity.
- **Trails are designed to protect sensitive areas** - Please use only marked trails. These trails have been carefully planned to respect wildlife and sensitive areas. Avoid damaging vegetation and please do not pick wildflowers. Dogs must be on leash in the Recreation Zone and picked up after. There are no dogs allowed in the Ecological Core. Please help protect the rare and endangered species in the Swale.

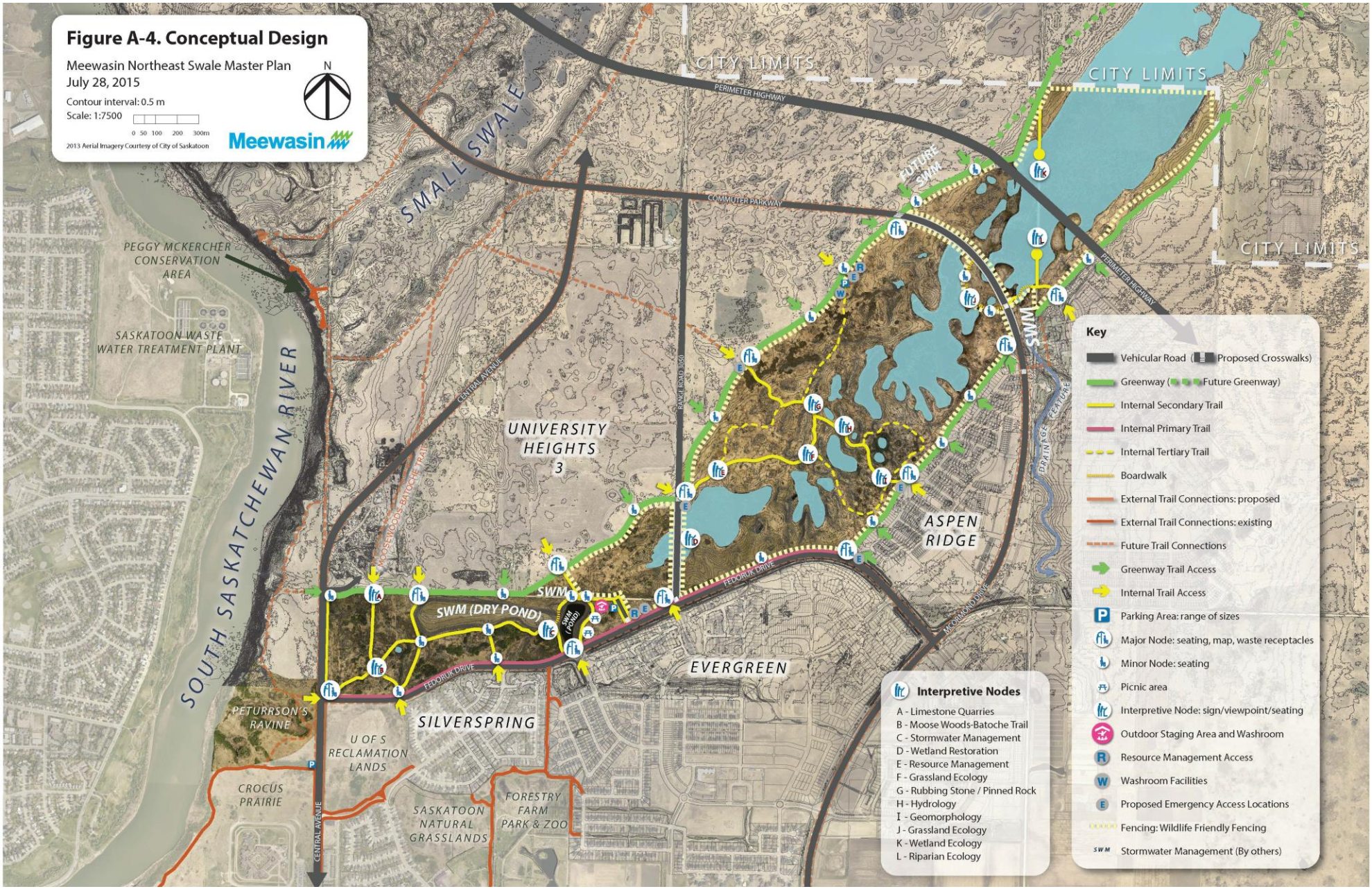
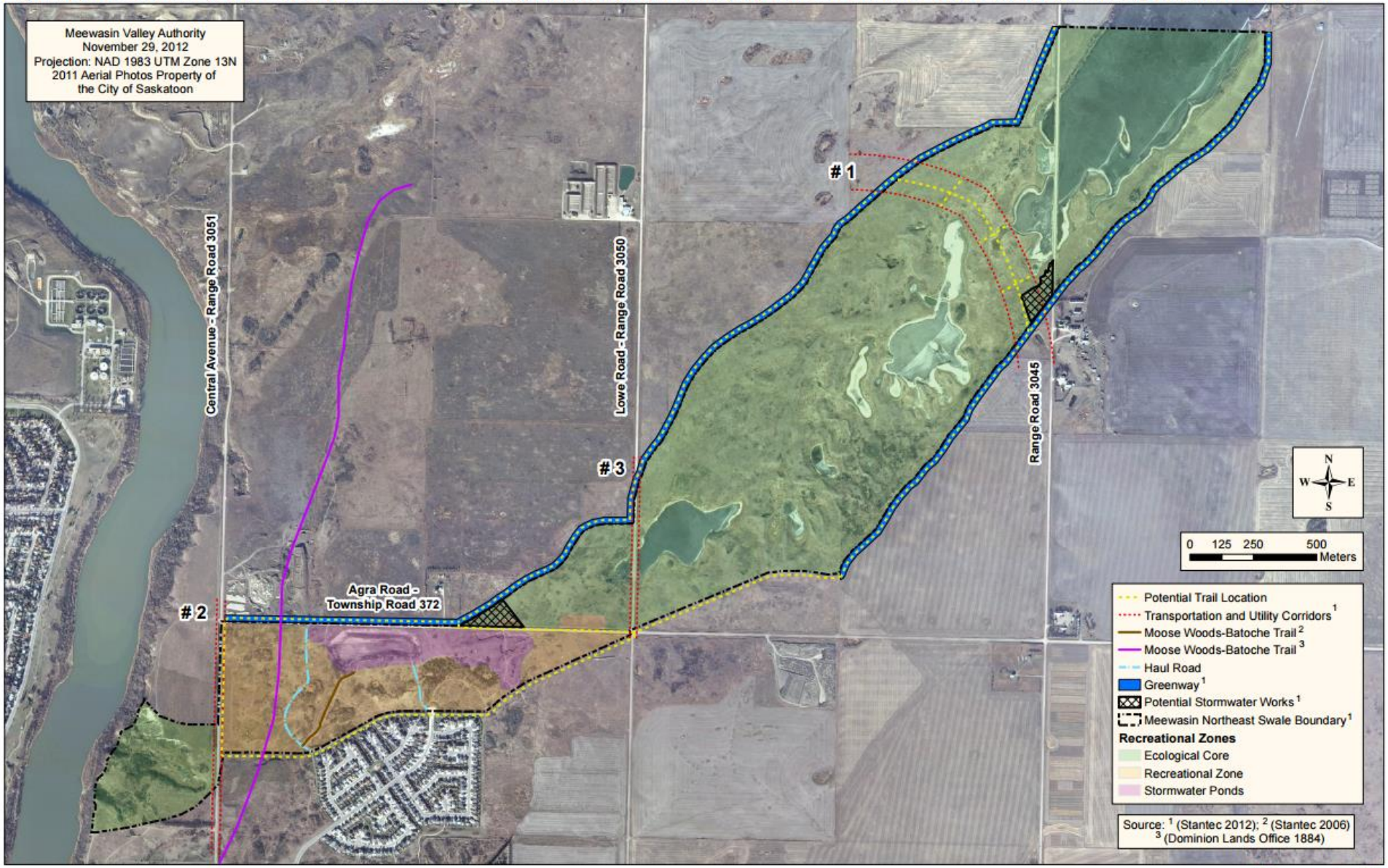


Figure A-4. Conceptual Design
Meewasin Northeast Swale Master Plan
July 28, 2015
Contour interval: 0.5 m
Scale: 1:7500
0 50 100 200 300m
2013 Aerial Imagery Courtesy of City of Saskatoon
Meewasin
N
CITY LIMITS
PERIMETER HIGHWAY
COMMUTER PARKWAY
SMALL SWALE
PEGGY MCKERCHER CONSERVATION AREA
SASKATOON WASTE WATER TREATMENT PLANT
SOUTH SASKATCHEWAN RIVER
UNIVERSITY HEIGHTS 3
ASPEN RIDGE
EVERGREEN
SILVERSPRING
SWM (DRY POND)
SWM
FUTURE SWM
PETURRSON'S RAVINE
U OF S RECLAMATION LANDS
CROCUS PRAIRIE
SASKATOON NATURAL GRASSLANDS
FORESTRY FARM PARK & ZOO
CENTRAL AVENUE
FEDORUK DRIVE
MOOSEWOODS-BATOCHE TRAIL
DRAINAGE FEATURE
Key
Vehicular Road (Proposed Crosswalks)
Greenway (Future Greenway)
Internal Secondary Trail
Internal Primary Trail
Internal Tertiary Trail
Boardwalk
External Trail Connections: proposed
External Trail Connections: existing
Future Trail Connections
Greenway Trail Access
Internal Trail Access
Parking Area: range of sizes
Major Node: seating, map, waste receptacles
Minor Node: seating
Picnic area
Interpretive Node: sign/viewpoint/seating
Outdoor Staging Area and Washroom
Resource Management Access
Washroom Facilities
Proposed Emergency Access Locations
Fencing: Wildlife Friendly Fencing
Stormwater Management (By others)
Interpretive Nodes
A - Limestone Quarries
B - Moose Woods-Batoche Trail
C - Stormwater Management
D - Wetland Restoration
E - Resource Management
F - Grassland Ecology
G - Rubbing Stone / Pinned Rock
H - Hydrology
I - Geomorphology
J - Grassland Ecology
K - Wetland Ecology
L - Riparian Ecology

**Figure A-8. Guidelines for Development of the Meewasin Northeast Swale (from the *Northeast Swale Resource Management Plan*, 2013)**




Meewasin

ASPEN RIDGE

# Phase 2 - Lot Information Map

## 122 Lots - Bolstad Turn, Link, Manor & Way

Note: This map is conceptual and may change.

## Legend:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Single Family | | Easement 2m | | Light Standard | | Temporary Water Circulator | T |
| Single Family<br>No Roof Slope Requirement | | Easement 3m | | Corner Garage Location | C | | |
| Residential Care Home | | Easement 5m | | Mail Boxes | P | | |
| Multi-Unit Parcels<br>Low Density - RM1, RM2 | | Lot Number | 12 | Utility Corridor | | | |
| Multi-Unit Parcels<br>Low/Medium Density - RMTN | | Civic Address | 123 | Fire Hydrant | | | |
| Multi-Unit Parcels<br>Medium Density Multi-Unit - RMTN1 | | Transformer | | Walkout Basement | W | | |
| Mixed Use Commercial | | Service Pedestal | | Decorative Fence | | | |
| Municipal Reserve<br>Conceptual Park Design | | Concrete Pad | | Wildlife Fence | | | |

N
W E
S

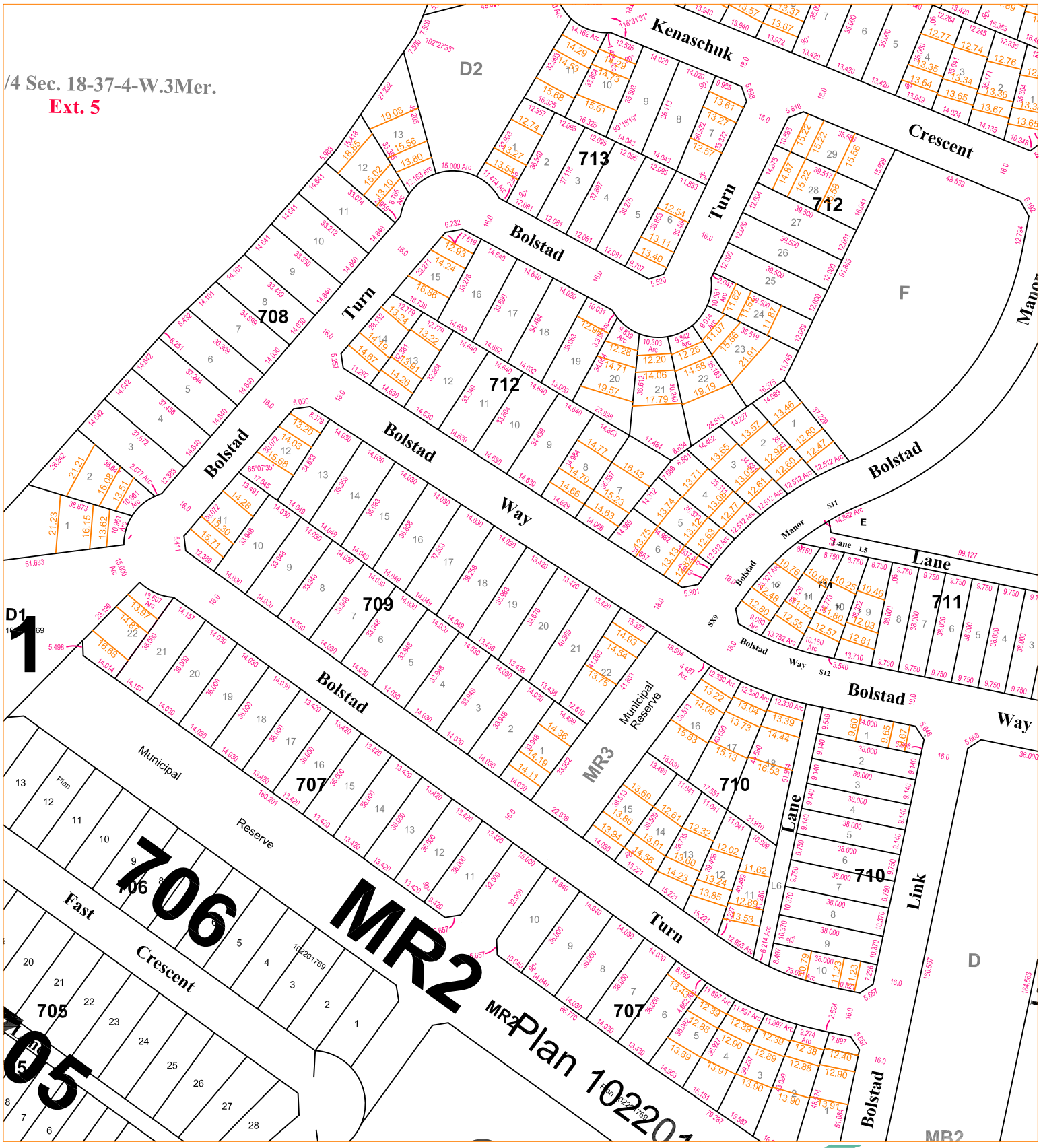
City of Saskatoon

AF - Saskatoon Land - March 2017

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and does not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.

Attachment 12

# Aspen Ridge Phase 2 Lot Setbacks




Setbacks (6m, 12m, 24m)

City of Saskatoon
A & F - Saskatoon Land - February 2017

Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.